

A & R Land Investments, LLC
Record Book 1171, Page 1048
Tax Map 77, Part of Parcel 38.03
Zoned: PRD



Lot 19 of Section III and the Remainder of Section 1, Stewart Creek Farms, as shown on the plat book 522, Page 2034, Tax Map 77, Part of Parcel 38.03, Zoned: PRD

Lot 19 of Section III and the Remainder of Section 1, Stewart Creek Farms, as shown on the plat book 522, Page 2034, Tax Map 77, Part of Parcel 38.03, Zoned: PRD

Helena Geneva Sanders
c/o Harry Alexander, Sr.
Will Book 35, Page 99
Tax Map 94, Parcel 6.00
Zoned: RM

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	39°58'43"	225.00	157.00	153.83	S32°20'28"W
C2	5°01'17"	225.00	19.72	19.71	S09°50'28"W
C3	90°00'00"	25.00	39.27	35.36	N37°40'10"W
C4	89°24'59"	25.00	39.02	35.17	S52°37'20"W
C5	90°35'01"	25.00	39.52	35.53	N37°22'40"W
C6	89°24'59"	25.00	39.02	35.17	N52°56'13"W
C7	41°42'08"	50.00	36.39	35.59	N17°54'13"W
C8	8°23'47"	50.00	7.33	7.32	S29°35'24"E
C9	70°26'26"	50.00	61.47	57.67	S09°49'43"W
C10	51°34'14"	50.00	45.00	43.50	S70°50'03"W
C11	51°34'14"	50.00	45.00	43.50	N57°35'43"W
C12	80°50'21"	50.00	70.55	64.84	N08°36'35"E
C13	3°44'11"	50.00	3.26	3.26	S47°09'40"W
C14	37°22'43"	50.00	32.62	32.04	S26°38'12"W
C15	90°35'01"	25.00	39.52	35.53	S37°22'40"E
C16	90°00'00"	25.00	39.27	35.36	N52°19'50"E

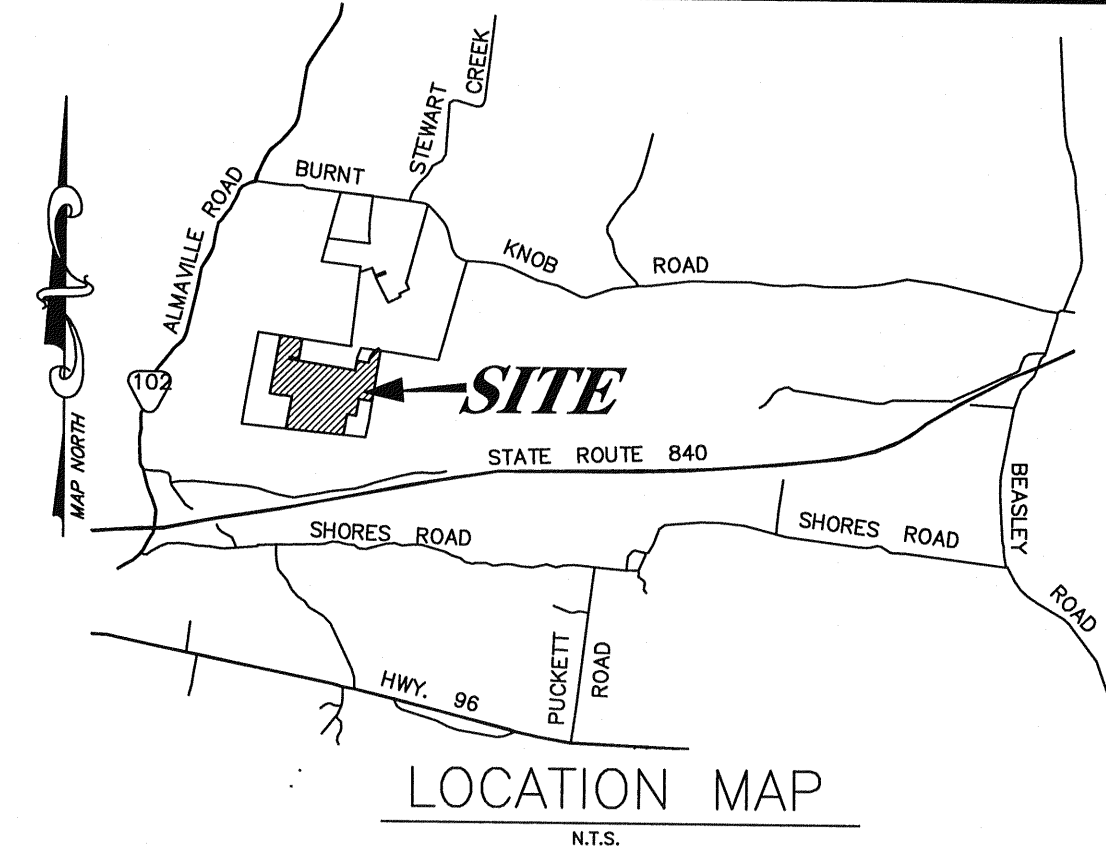
LINE	BEARING	LENGTH
L1	N37°40'10"W	44.89
L2	S06°54'21"W	18.02
L3	S07°19'50"W	6.80
L4	N07°54'51"E	8.25

Lot No.	Minimum Building Foot Elevation (M.F.E.)	Lowest Finish Floor Elevation (M.F.E.)
172	605.0	608.0
173	604.5	607.5
174	604.0	607.0
175	603.5	606.5
176	603.0	606.0
177	602.0	605.0
178	599.0	602.0
179	596.0	599.0
180	593.0	596.0
181	592.0	595.0
230, 231	589.0	592.0

Note: Minimum elevations are specified for drainage purposes.

PLAT NOTES

- The purpose of this plat is to create 49 Residential Lots and One STEP System Lot.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call System can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easement and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conduits, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- The Charter for Stewart Creek Farms, Section 4 and 5 Homeowners' Association is Recorded in Record Book 1290, Page 1447, and the Declarations of Covenants for Stewart Creek Farms Sections 4 and 5 is recorded in Record Book 1290, Page 3823, R.O.R.C.
- Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. (615-225-3311) for water meter specifications.
- C.U.D. access to the septic tank shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure service and repair access to the septic tank. See "Typical Easement Layout for STEP Lots" detail.
- This subdivision will be served with a step system designed by Huddleston-Steele Engineering, Inc. Sewage system to be operational before building permits will be issued. A sign notifying the public that this subdivision is served by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built and occupied. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- Sidewalks indicated along the front of subdivision lots will be the responsibility of the future owners (not the developer) of the adjoining lots to construct.
- The builder on individual lots is responsible for the establishment of the streetscape in front of each lot.
- Per C.U.D., all lots will be required to submit a Plot Plan to C.U.D. for approval prior to obtaining a STEP Sewer Service Permit from C.U.D.
- Per the R.C.R.P.C., the developer will be required to submit actual As-Built plans for any drainage structures located on site after final construction is complete. The plan must show the final design specifications for all stormwater management facilities and must be sealed by a registered Professional Land Surveyor licensed to practice in the State of Tennessee. A final inspection and approval of submitted As-Built drawings by the County Engineering Department is required before any building permits and the County Engineering Department will be released.
- Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any lot. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
- Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
- The soil types and locations shown hereon are taken from a soils map provided by Bobby Dickerson, dated 07-30-04. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with some. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- Per the R.C.R.P.C., the development will have to adhere to the approved pattern book.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

A & R LAND INVESTMENTS, LLC

Date _____
Record Book 1171, Page 1048
Ryan Church, President

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Survey Commissioner or the County Engineer.

6-22-2016
Date
Richard H. Stem, Jr., R.L.S. No. 165

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variations, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

Date _____
SECRETARY, PLANNING COMMISSION

Certificate of Electric

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date _____
M.T.E.M.C. Official

Certificate of Water Service

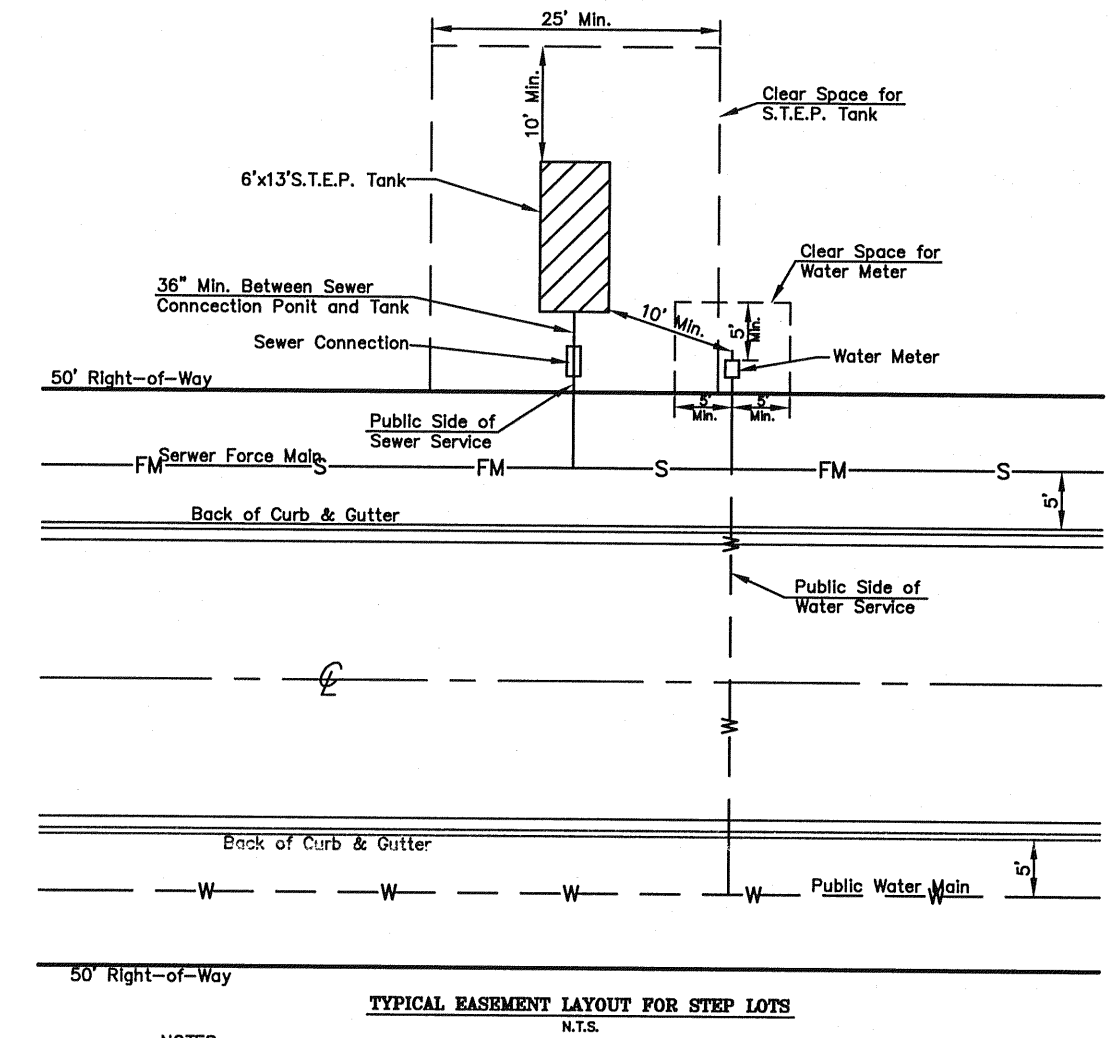
I hereby certify that the subdivision plat entitled "STEWART CREEK FARMS - Section V-Phase I" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (CUDRC) specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____
Consolidated Utility District Official

Certificate of Approval of Sewer STEP System

I hereby certify that the subdivision plat entitled "STEWART CREEK FARMS - Section V-Phase I" has been reviewed by Consolidated Utility District for review and soils analysis. Design and construction will meet Consolidated Utilities District's specifications. Construction will not start until a notice to proceed is given by Consolidated Utility District.

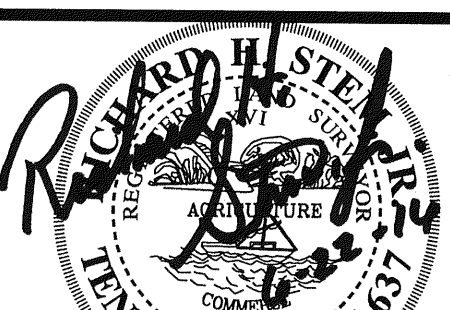
Date _____
Consolidated Utility District Official



NOTES:

- Structures, driveways, sidewalks, mailboxes, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Areas shown.
- The public water mains and public sewer mains shall be installed 5 feet behind the curb line and will not be allowed to be under sidewalks running parallel with the road right-of-way.
- The public water mains or public sewer mains shall be 5 feet from the road right-of-way line. If 5 feet cannot be achieved within the road right-of-way, the mains must be installed 5 feet beyond the road right-of-way.

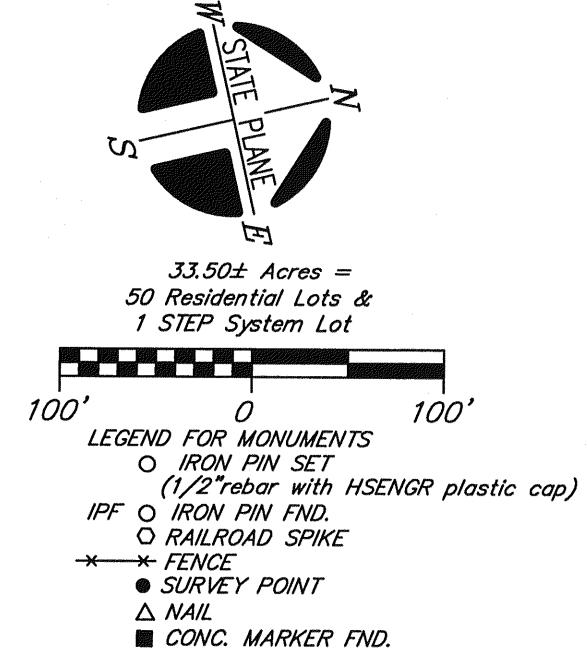
I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.



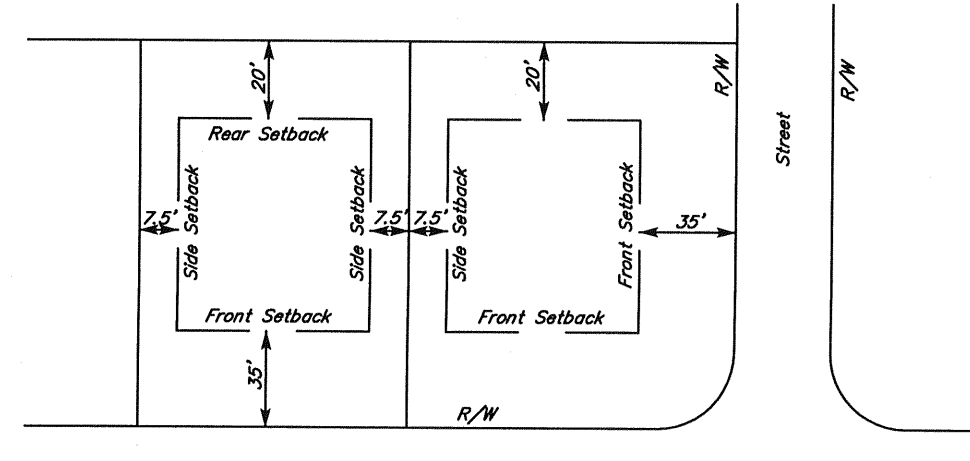
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

OWNER: A & R Land Investments, LLC
ADDRESS: 131 Industrial Blvd.
LaVergne, TN 37086
Tax Map 77, Parcel 38.03
Record Book 1171, Page 1048

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 02354, ZONE: X, DATED: JANUARY 05, 2007, AND COMMUNITY MAP 470165, PANEL NO. 01184, ZONE: X, DATED: OCTOBER 16, 2008.



ZONED: RM with CUP for a PRD
FRONT SETBACK: 35'
SIDE SETBACK: 7.5'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK: _____, PAGE: _____

FINAL PLAT
Section V-Phase I
STEWART CREEK FARMS, P.R.D.
4th & 7th Civil District of Rutherford County, Tennessee
Date: June, 2016
Scale: 1"=100'
Sheet 1 of 1